

# Lot 29

£19,500 per annum exclusive

## Halfords Autocentre, 16 Worcester Street, Gloucester, Gloucestershire GL1 3AB

Freehold Motor Trade Investment



### Key Details

- Let to Halfords Autocentres Limited
- Let on a 5 year lease (renewal) from November 2018
- Approximate site area 0.11 acres (0.04 hectares) with significant road frontage
- Future redevelopment potential (subject to lease and consents)
- VAT-free investment
- In the same ownership for over 35 years

### Location

**Miles:** 8 miles south-west of Cheltenham  
40 miles north-east of Bristol  
**Roads:** A40, A417, M5  
**Rail:** Gloucester  
**Air:** Bristol

### Situation

The property is located on the east side of Worcester Street in Gloucester city centre, close to the rail and bus stations and very close to Gloucester's main shopping facilities. Bruton Way, Gloucester's ring road, runs close by. Nearby occupiers in the vicinity include a large Sainsbury's and Wilko, as well as several independent retailers and office occupiers. The property is located opposite Park Street car park with space for over 100 cars. To the rear of property is a large United Living residential development comprising 95 one and two bedroom flats, which is due to complete imminently.

### Description

The property comprises a single storey workshop/garage on a site of approximately 0.11 acres (0.04 hectares). The property also benefits from a large open yard.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

### Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Reception/ Workshop/ Ancillary Yard	251.77 sq m (2,710 sq ft) 132.33 sq m (1,424 sq ft)	HALFORDS AUTOCENTRES LIMITED (1)	5 years from 01/11/2018 until 31/10/2023 on a full repairing and insuring lease	£19,500
<b>Total Commercial Area</b>		<b>384.10 sq m (4,134 sq ft)</b>			<b>£19,500</b>
<b>Total Site Area</b>		<b>0.04 hectares (0.11 acres)</b>			

(1) For the year ending 30th March 2018, Halfords Autocentres Limited reported a turnover of £157,871,000, pre-tax profits of £2,418,000 and a total net worth of £32,737,000 (Source: Experian 16/09/2019). Halfords has more than 300 Autocentres, and is one of the UK's leading operators in car repairs (Source: www.halfords.com 19/09/2019).



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